

**OCEAN COUNTY PLANNING BOARD  
PO Box 2191  
129 Hooper Avenue  
Toms River, New Jersey 08754**

**Reorganizational meeting**, Wednesday, January 17, 2024, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Attending: Scott Tirella, Earl Sutton, Elaine McCrystal, Dennis Liberatore, Joe Marra, Alan Avery, Laura Benson, Esq., John Ernst, Tony Agliata and Veronica Tompkins.

Laura Benson, Esq. asked if the Planning Board meeting was in compliance with the Open Public Meetings Act.

The first order of business was the nomination and election of the Chair Person and Vice Chair Person. Laura Benson opened the floor for nominations. On a motion by Mr. Sutton, seconded by Ms. McCrystal, Scott Tirella was nominated for Chair Person. With no other nominations from the floor, the motion was unanimously carried.

On a motion by Ms. McCrystal, seconded by Mr. Tirella, Earl Sutton was nominated for Vice Chair. With no other nominations from the floor for Vice Chair, the motion was unanimously carried.

**Congratulations Mr. Tirella, Chairman and Mr. Sutton, Vice Chairman**

On a motion by Ms. McCrystal, seconded by Mr. Marra, the minutes of December 20, 2023 were moved for approval. The motion was unanimously carried.

**SUBDIVISION AND SITE PLAN REVIEW**

**BERKELEY: Lots 1, 2 Block 1273 (BT707) Merlo, Thomas**

This site plan is for a two-story 1,600 s.f. footprint addition to an existing auto parts store and two additional parking spaces at the intersection of Route 9 and Sloop Creek Road. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella abstaining Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested), (2) submit a drainage report (waiver requested), (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested) (4) revise the plan to show the NJDOT "Desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**BRICK: Lots 1, 2, 3, 4 & 5 Block 383.40 (BRT2043) Clancy, John**

This site plan is for a 4,725 s.f. car wash with 25 parking spaces to be located on Brick Boulevard, Lake Shore Drive and Lake Shore Way. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (4) address the following traffic comments: a) depict vehicle queue capacity on the plan and provide additional information regarding average vehicle processing times. Consider moving gates to west end of building to increase storage capacity. Vehicles must not queue onto the County roadway, and b) demonstrate entering and exiting passenger vehicles will not encroach into center thru lane of SB Brick Boulevard, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2023), (6) submit County road improvement plans (waiver requested), (7) add the following standard note for projects located on

a County road: "The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

A letter dated December 12, 2023 was read from Mark Whitaker of Dynamic Engineering requesting a waiver from providing Ocean County Road improvement plans. The project proposes one right-in/right-out driveway on Brick Boulevard. The only improvements in the right-of-way will be demolition of the existing driveway and construction of a new driveway.

On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board granted the waiver from providing County Road Improvement plans as there are no requirements for widening the County roadway. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 60' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 60' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for an AASHTO sight triangle easement at the proposed access point and a 30'x100' sight easement at the intersection in accordance with County standards to Ocean County, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (4) address the following traffic comments: a) depict vehicle queue capacity on the plan and provide additional information regarding average vehicle processing times. Consider moving gates to west end of building to increase storage capacity. Vehicles must not queue onto the County roadway, and b) demonstrate entering and exiting passenger vehicles will not encroach into center thru lane of SB Brick Boulevard, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2023), (6) add the following standard note for projects located on a County road: "The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 52, 53 Block 6501 (JT1704B) County Line Business Center, LLC**

This site plan is for an additional 12,772 s.f. office building and 72 proposed parking spaces for a total of 189 spaces at an existing bank and office at the intersection of West County Line Road and Bennetts Mills Road. The applicant has provided a copy of the deed of Cross Access Easement from the Church of St. Aloysius for the proposed parking on adjoining Lot 1. The plans indicate that half width right-of-way of West County Line Road is 50' from centerline and the half width right-of-way of Bennetts Mills Road is 30' from centerline. The previous application JT1704A expired prior to payment of the off-tract traffic improvement fee. All other engineering comments had been addressed. On a motion by Ms. McCrystal, seconded by Mr. Sutton Ocean County requires the applicant to address the following condition of approval: (1) pay an off-tract traffic improvement fee in an amount of \$15,000. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lots 5, 6, 16 Block 22301 (JT1747B) Whitesville Business Park Co., LLC**

This site plan is for 137,519 s.f. warehouse space (121,241 proposed & 16,634 existing) to be located within three proposed buildings with 164 proposed parking spaces to be located on Whitesville Road. The applicant has provided a copy of the 3/24/2021 Pinelands Commission Certificate of Filing and the 6/2/2022 Pinelands Commission Consistent Determination. The plans show an onsite County pipe to be relocated, therefore the applicant has requested to have a

portion of an existing County drainage easement vacated. Site access is designed to accommodate a future signalized intersection at Whitesville Road due to the future traffic demands anticipated at the White Road and CR 527 intersection. On a motion by Mr. Sutton, seconded by Mr. Liberatore, Mr. Avery abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) since the existing right-of-way half width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for sight triangle easements at the intersection in accordance with County standards to Ocean County, (3) submit a deed of dedication and metes and bounds description for an additional corner clip right-of-way dedication from Block 22206 Lot 1 for the proposed intersection improvements to Ocean County, (4) provide instrument number and metes and bounds description for the existing County drainage easement to be vacated and finalize the vacation documents, (5) provide a new drainage easement and metes and bounds description for the rerouted drainage pipe to Ocean County, (6) if the detention basin is located within the clear zone and warrants guiderail, guiderail is to be located outside of the County right-of-way, (7) identify the proposed use of the incidental outdoor storage area located over the County drainage structure, (8) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2024), (9) address the following traffic comments: a) the total building areas, number of parking spaces and lot numbers listed in the April 13, 2021 report do not match the plan and the revised access was not discussed, b) label the existing and proposed roadway geometry including striping radii for Whitesville Road and verify the existing super elevation will meet AASHTO criteria for the proposed curvature in each direction of travel. It appears at approximately Sta 305+50 the proposed WB lane will straddle the crown at the high side of the existing super elevated curve, revise the cross sections to super elevate the roadway to the proposed shoulder line with the shoulder sloped away from the roadway, and c) the proposed EB lane taper does not appear to meet MUTCD lane reduction transition criteria. Verify and revise as required, (10) address the following design comments: a) provide a traffic analysis for an un-signalized intersection with the site driveway aligned across from White Road as a four legged intersection, b) show stop bars pushed back on all approaches and show proposed crosswalks within the intersection, c) provide right-of-way deeds of dedications for corner clips on the southwest and southeast quadrants to allow for future traffic signal equipment, d) locate the proposed utility poles to the west and east away from the intersection to avoid potential conflict with future proposed traffic signal equipment, and e) remove the transition tapering from the eastbound left turn lane and show back to back left turn lanes to lengthen the eastbound left turn storage, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lot 3 Block 101 (JT1763) McKenna, Barry**

This site plan is for a 57,000 s.f. contractor warehouse with 39 parking spaces to be located at the intersection of Monmouth Road (CR537) and Allyson Road. This section of Monmouth Road is within Monmouth County jurisdiction. On a motion by Ms. McCrystal, seconded by Mr. Liberatore Ocean County requires the applicant to address the following conditions of approval: (1) address the following traffic comments: provide trip distribution to/from the south on Cassville Road, (2) provide a copy of the Monmouth County Planning Board conditional approval, (3) if necessary based on the Monmouth County review, provide a right-of-way deed of dedication along Monmouth Road to the master plan width, (4) submit a sight right easement form and metes and bounds description for a sight triangle easement at the intersection in accordance with County standards to Ocean County, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/12/2024), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**JACKSON: Lot 28 Block 11602 (JT1764) GTB Realty LLC**

This site plan is for a parking lot expansion for 34 parking spaces at the Cassville Tavern at the intersection of West Veterans Highway CR528) and Cassville Road (CR 571). On a motion by Ms. McCrystal, seconded by Mr. Sutton Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report, (2) label the existing traffic signal easement, (3) revise the plans to show the right-of-way line on the opposite side of both County roads and dimension the full width and half width of the County right-of-way, (4) if the right-of-way half width of West Veterans Highway is less than 33' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (5) if the right-of-way half width of Cassville Road is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (6) dimension the pavement half width and full width of both County roads, (7) construct additional pavement widening to a distance from centerline consistent with the pavement half width of West Veterans Highway at the intersection and provide 15:1 paved tapers starting at the property line extending back to the existing edge of pavement along the County road in accordance with section 611:E-1, (8) clarify the direction of traffic in the access drive to Cassville Road (striping conflicts), (9) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/12/2024), (10) add to the plans the following standard notes for projects located on County roads: a) the developer is required to obtain a road opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right of way, b) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, (11) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (12) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 20.01 Block 391 (LAT1434B) 1501 Prospect Street LLC**

This site plan is for a 139,358 s.f. warehouse (12 units) with 149 parking spaces to be located on Prospect Street. The plan indicates that the right-of-way half width of Prospect Street is 33' from centerline, consistent with the master plan. The County road pavement widening should be constructed to 23' from centerline in accordance with the KMA plans for Prospect Street. Ocean County requires the applicant to address the following conditions of approval: (1) submit a copy of the CAFRA Permit or Jurisdictional Determination from the NJDEP (waiver requested), (2) revise the plans to show all existing features within 200' of the site, including underground drainage features and County road pavement existing full width dimensions, (3) revise the plans and cross-sections to show County road pavement widening to 23' from centerline consistent with the KMA plans for Prospect Street, (4) address the following traffic comments: a) sign westerly driveway as 'no trucks' demonstrate entering & exiting WB50 trucks will not conflict at easterly driveway, b) total building area does not match on application (139,358 s.f.), plans (111,300 s.f.) or report (147,722 s.f.), c) depict final striping consistent with County improvement plans by KMA and callout existing striping to be removed, and d) remove proposed R3-9b and R3-9dP signs as the 2-way center turn lane exists west of the site. Remove existing WB lane use signs which conflict with proposed condition, (5) construct drainage facilities, including inlets to be located outside of the proposed access drives and perforated pipe to be located behind the curb line, along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed & approved by the Ocean County Engineer, (6) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2024), (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 20, 2023 was read from Glenn Lines of NewLines Engineering requesting a waiver from providing a CAFRA Permit or Jurisdictional Determination letter from NJDEP. CAFRA regulations are 7:7-2.2 (a) 4 a development located in the CAFRA area beyond

500' landward of the mean high water line, residential development having 75 or more dwelling units, commercial development having 150 or more parking spaces or a public development or industrial development. This is a commercial development with 149 parking spaces.

On a motion by Mr. Ernst, seconded by Mr. Sutton the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plans to show all existing features within 200' of the site, including underground drainage features and County road pavement existing full width dimensions, (2) revise the plans and cross-sections to show County road pavement widening to 23' from centerline consistent with the KMA plans for Prospect Street, (3) address the following traffic comments: a) sign westerly driveway as 'no trucks' demonstrate entering & exiting WB50 trucks will not conflict at easterly driveway, b) total building area does not match on application (139,358 s.f.), plans (111,300 s.f.) or report (147,722 s.f.), c) depict final striping consistent with County improvement plans by KMA and callout existing striping to be removed, and d) remove proposed R3-9b and R3-9dP signs as the 2-way center turn lane exists west of the site. Remove existing WB lane use signs which conflict with proposed condition, (4) construct drainage facilities, including inlets to be located outside of the proposed access drives and perforated pipe to be located behind the curb line, along the County road to address the increase of storm water runoff volume from the road widening for water quality and groundwater recharge in accordance with N.J.A.C. 7:8-5.4 - in a design to be reviewed & approved by the Ocean County Engineer, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2024), (6) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (7) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lots 1.06, 9.03, 9.04, 9.05 Block 251 (LAT1447J) Kollel Kinyan Torah Inc.,**

This site plan includes a lot consolidation for a campus including a 17,036 s.f. existing school, a 14,012 s.f. daycare with 57 parking spaces, 40 residential duplex units with four parking spaces each, 12 apartment units, and a pool house to be located on Whitesville Road (CR528) and White Street. The traffic report indicates that the daycare will service 400 children. On a motion by Ms. McCrystal, seconded by Mr. Sutton Ocean County requires the applicant to address the following conditions of approval: (1) submit the executed original deed of lot consolidation recorded in the Ocean County Clerk's office, (2) revise the plans to show all existing features within 200' of the site, including existing features on the opposite side of the County road, pavement half width and full width dimensions, and County right-of-way half width and full width dimensions, (3) if the right-of-way half width is less than 43' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (4) provide a copy of the Lakewood Township ordinance restricting parking along the County road within the AASHTO line of sight of the school's egress drive to Whitesville Road (CR528), (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 9 Block 524.36 (LAT2120A) Yeshiva Gedolah of Brick d/b/a Mesivta Tiferes Shmuel**

This site plan is for a 12,028 s.f. high school with dormitory and 18 parking spaces to be located on Cross Street. The site currently has single family residential dwelling and 9 temporary trailers operating as a school until a fire in 2022. The traffic report states the yeshiva will serve 120 post high school students with a 50 student dormitory and that 70 students will commute via school bus with approx. 10% students driven by parents. The plans show County road pavement widening to 26' from centerline and a conceptual widening to 31' from centerline. Ocean County requires the applicant to address the following conditions of approval: (1) since the half width is less than 43' from centerline, submit a Deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at

the proposed access point and 30'x100' sight easement at the intersection in accordance with county standards to Ocean County, (3) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP (waiver requested) (4) address the following traffic comments: a) depict design vehicle turning templates to/from right lane of future widened five-lane section of Cross Street, b) depict existing vegetation to remain south of the site and demonstrate there will be a clear line of sight from the proposed exit, c) the report lists the wrong block and refers to Newport Avenue which is not adjacent to the site. Also the report incorrectly states the existing condition is a residential structure. Revise as required, and d) provide a copy of the Statement of Operations as noted in the report, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2023), (6) dimension the existing and proposed full width County road pavement and right-of-way, (7) revise the County road cross-sections to provide existing centerline and edge of pavement elevations, proposed curb elevations, (8) provide a cost estimate using County unit bid prices for County road pavement widening from 26' to 31' from centerline, (9) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed road improvements, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (11) add the following standard notes for all projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) the developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (12) provide a copy of the Lakewood Township ordinance restricting parking along the County road and prohibiting student parking onsite. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated January 16, 2024 was read from Yosef Portnoy of Forward Engineering requesting a waiver from providing a CAFRA Permit or Jurisdictional Determination letter. The Coastal Zone Management Rule 7:7-2.2(a)4 a project located more than 500' landward of the mean high-water line and within a qualifying municipality requires CAFRA Permit if it proposes a minimum of 150 parking spaces for a commercial development or 75 dwelling units for a residential development. There are 18 parking spaces proposed on this site.

On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board acknowledges and accepts the applicant's professional's interpretation that the project does not exceed the CAFRA threshold. Ocean County requires the applicant to address the following conditions of approval: (1) since the half width is less than 43' from centerline, submit a Deed of dedication and metes and bounds description for an additional right-of-way dedication to 43' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for AASHTO sight triangle easements at the proposed access point and 30'x100' sight easement at the intersection in accordance with county standards to Ocean County, (3) address the following traffic comments: a) depict design vehicle turning templates to/from right lane of future widened five-lane section of Cross Street, b) depict existing vegetation to remain south of the site and demonstrate there will be a clear line of sight from the proposed exit, c) the report lists the wrong block and refers to Newport Avenue which is not adjacent to the site. Also the report incorrectly states the existing condition is a residential structure. Revise as required, and d) provide a copy of the Statement of Operations as noted in the report, (4) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/17/2023), (5) dimension the existing

and proposed full width County road pavement and right-of-way, (6) revise the County road cross-sections to provide existing centerline and edge of pavement elevations, proposed curb elevations, (7) provide a cost estimate using County unit bid prices for County road pavement widening from 26' to 31' from centerline, (8) enter into a Developers Agreement with the Ocean County Board of Commissioners with regard to the developer's share of a proposed road improvements, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer, (10) add the following standard notes for all projects located on County roads: a) any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office, b) the developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of construction of any improvements or soil erosion control measures within the County right-of-way, c) the developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance of a TCO/ CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement, d) alignment and grade for curb and road improvements along the County road shall be established by the developer's engineer as approved by the Ocean County Engineer. Stakeout of all curb and road improvements shall be the responsibility of the developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable, e) County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies, (11) provide a copy of the Lakewood Township ordinance restricting parking along the County road and prohibiting student parking onsite. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 4 Block 416 (LAT2233) Kozlik, Yitzchok**

This two-lot minor subdivision is located on James Street. This conditional approval is limited to the Final Plat sheet 1 of 1. On a motion by Ms. McCrystal, seconded by Mr. Sutton Ocean County requires the applicant to address the following items: (1) revise the plat to show existing features within 200' of the site, including edge of pavement and right-of-way line on the opposite side of the road and driveways on adjacent properties, (2) dimension the existing right-of-way half width and full width of the County road on the plan, and if the half width is less than 33' from centerline, submit a Deed of dedication and metes and bounds description for an additional right-of-way dedication to 33' from centerline to Ocean County, (3) dimension the County road pavement half width and full width, (4) add the following standard County notes for Minor Subdivisions located on a County road: a) driveway locations on new lots shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-4 of Section 606, b) off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 1 (and portion of Drexel Avenue) Block 554 (LAT2234) Hatzolah Emergency Medical Services, Inc.**

This site plan 13,922 s.f. two-story EMS building with 49 parking spaces to be located on Cedarbridge Avenue and America Avenue. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width of the County road on the plan, and if the half width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200' of the site, including existing underground drainage features in the County road, (4) address the following traffic comments: label total building area and number of stories on plans. Report refers to Boulevard of

the Americas which is not adjacent to the site, revise as required, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/9/2024), (6) submit County road improvement plans (waiver requested), (7) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (8) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (9) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies and the Board's decision on the waiver request.

A letter dated December 21, 2023 was read from Christopher Rosati of FWH Associates requesting a waiver from submitting Ocean County Road Improvement plans. The property frontage along Cedar Bridge Avenue is currently curbed with an existing sidewalk. The right-of-way at the American Avenue and Cedar Bridge Avenue intersection was already expanded to accommodate sight distance for the existing full movement intersection. A right turn lane from the east and a left turn lane from the west are already stripped at the intersection along Cedar Bridge Avenue.

On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted the waiver from providing County Road Improvement plans as no County road improvements are required. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half width of the County road on the plan, and if the half width is less than 40' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 40' from centerline to Ocean County, (2) submit a sight right easement form and metes and bounds description for a 30'x100' sight triangle easement at the intersection in accordance with County standards to Ocean County, (3) revise the plans to show all existing features within 200' of the site, including existing underground drainage features in the County road, (4) address the following traffic comments: label total building area and number of stories on plans. Report refers to Boulevard of the Americas which is not adjacent to the site, revise as required, (5) provide a drainage design to be reviewed and approved by the Ocean County Engineer (see drainage memo dated 1/9/2024), (6) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

**LAKEWOOD: Lot 15 Block 411 (LAT2235) Eichorn, Mordy**

This two-lot minor subdivision is for two duplex units to be located on a local road, Sylvan Court. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella abstaining, approval was recommended. The motion was unanimously carried.

**LITTLE EGG HBR: Lot 9.01 Block 3 (LEHT286W) Phoenix Pinelands Corp.**

This site plan application is for the removal of extracted sand piles at existing resource extraction operation to perform restoration. County facilities are not affected. On a motion by Ms. McCrystal, seconded by Mr. Sutton approval was recommended. The motion was unanimously carried.

**TOMS RIVER: Lots 48, 49, 52, 72 Block 410.01 (TRT3269A) Montar Group, LLC**

This site plan is for a three-story 54,060 s.f. footprint self-storage facility with 25 parking spaces to be located at the intersection of Route 9 and Dugan Lane. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Tirella abstaining, Ocean County requires the applicant to address the following conditions of approval: (1) address the following traffic comment: provide trip distribution to CR 571 for eastbound/westbound vehicles, (2) revise the plan to show the NJDOT "desired typical section" for this section of NJ Route 9 in accordance with the current NJDOT Access code, (3) provide a copy of the NJDOT Access Permit, (4) submit a copy of the CAFRA Permit or a Jurisdictional Determination letter from the NJDEP, (5) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above contingencies. All of the above conditions must be

addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

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**THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW**

**MANCHESTER: Lots 11, 12, 13, and 14 Block 65 (MT528A) Parkwood Square LP & Parkwood**

\* \* \* \* \*

**CORRESPONDENCE:**

\* \* \* \* \*

**JACKSON: Block 2603, Lots 29, 30, 31 (JT1478F) PEG LEG WEBB, LLC**

This site plan was given final approval on 5/3/2023. A letter dated January 2, 2024 from Graham J. Macfarlane of Professional Design Services was read requesting Condition 1a and 1b be deleted from the required conditions. The letter stated that since the project went in front of the Jackson Planning Board as a permitted use, the County has no authority to require any analysis nor any improvements to off-site intersections. On a motion by Mr. Ernst seconded by Mr. Sutton, while this property does not front on a County road, the Site Plan and Subdivision Resolution indicates that sites with greater than one acre of impervious coverage are still subject to County Planning Board review and approval. Truck traffic generated from this site needs to be able to navigate the intersection of West Commodore Boulevard and Patterson Road. Since this applicant has indicated that the two applications have been required to improve the intersection of West Commodore Boulevard and Patterson Road therefore this applicant should not be required to do the same. However, if frontage improvements for these applications are not constructed then the truck access to Patterson Road will be limited. Since the WB-62 truck is the design vehicle for this site, access needs to accommodate a WB-62. Therefore, the intersection improvements of West Commodore Boulevard and Patterson road, need to be improved by this applicant or by the applicant's that front on West Commodore Boulevard prior to a Certificate of Occupancy being issued for this site. The motion was unanimously carried.

**LITTLE EGG HARBOR: Block 83 Lot 3.01 (LEHT441) EGG Harbor 8 28, llc**

This site plan was given final approval 9/21/2022. Condition #7 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #8 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$2,708.00 and the off-tract drainage improvement fee to be \$6,000.00. On a motion by Mr. Ernst, seconded by Ms. McCrystal the Board has determined that the off-tract traffic improvement fee to be \$2,708.00 and the off-tract drainage improvement fee \$6,000.00. The motion was unanimously carried.

**POINT PLEASANT: Block 228.01 Lot 19 (PPB807) FNDZ Realty, LLC**

This site plan was given final approval on 6/21/2023. Condition #12 was to pay an off-tract drainage improvement fee to be determined by the Ocean County Engineer. Condition #13 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County engineer has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,625.00. On a motion by Mr. Ernst, seconded by Ms.

McCrystal the Board has determined that the off-tract drainage improvement fee to be \$6,000.00 and the off-tract traffic improvement fee to be \$5,625.00. The motion was unanimously carried.

**SURF CITY: Block 57 Lot 19 (SCB68C) 2200 LBB, LLC John & Susan Brophy**

A letter dated December 11, 2023 was read from Jason Marciano of East Coast Engineering requesting a waiver from providing right-of-way dedication or a road widening easement. On a motion by Mr. Ernst, seconded by Mr. Sutton the Board granted a waiver from providing a deed of dedication or a road widening easement as the existing right-of-way and road improvements do not require upgrading. Condition #6 was to pay an off-tract traffic improvement fee to be determined by the Ocean County Engineer. The County Engineer has determined that the off-tract traffic improvement fee to be \$2,917.00. On a motion by Mr. Ernst, seconded by Mr. Sutton has determined that the off-tract traffic improvement to be \$2,917.00. The motion was unanimously carried.

THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BRICK BRT2031	1	866	07/06/2022	01/02/2024
JACKSON JT709R	8	2401	03/17/2021	12/27/2023
JACKSON JT1742	4, 5	4601	11/16/2022	01/16/2024
LAKEWOOD LAT1196C2	170.50, 170.54	548.06	10/04/2023	01/12/2024
LAKEWOOD LAT1828B	26, 29	855.01	06/03/2022	01/08/2024
LITTLE EGG HARBOR LEHT448	46, 47, 48	325.114	12/06/2023	12/26/2023
SEASIDE HEIGHTS SHB176	1	13	09/20/2023	12/26/2023
TOMS RIVER TRT3481	30.02	410	03/16/2022	01/09/2024
TOMS RIVER TRT3521	34, 35, 36	611	12/20/2023	01/17/2024
TOMS RIVER TRT3279A	171	25.01	4/6/2022	11/13/2023

\* \* \* \* \*

**ITEMS FROM FLOOR:**

**JACKSON: Block 22301 Lots 25 & 26 (JT1691A) Hope Offices LLC**

This site plan was given final approval on 5/6/2020. A letter dated January 17, 2024 from Ian Borden of Professional Design Services was read regarding the inability to finish the road improvements along South Hope Chapel Road due to JCP&L. The plan requires relocation of utility poles. The County Engineer provided a Master Plan for the pole relocation on June 17, 2022. There has been no success working with JCP&L on these issues. The developer is seeking a temporary Certificate of Occupancy pending completion of the roadway improvements.

On a motion by John Ernst, seconded by Mr. Sutton the Board has no objection to the issuance of

a Temporary Certificate of Occupancy by Jackson Township, which should be re-evaluated in 6 months. The motion was unanimously carried.

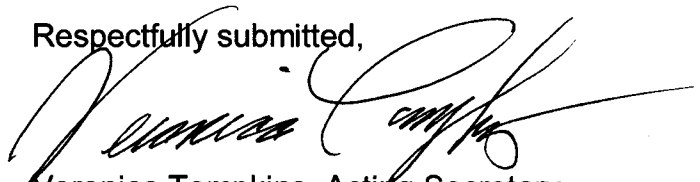
**SOUTH TOMS RIVER: Block 20 Lots 11.02 & 12 (STRB67B.03) M&T at STR Urban Renewal, LLC**

A letter was read by Matthew Seckler of Stonefield Engineering regarding the modification to the Developers Agreement for the developer to receive a temporary Certificate of Occupancy for the units built in Phase 1.

The Board decided they want to table this matter until they receive more information regarding EMS and fire accessibility. The motion was unanimously carried.

There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Liberatore, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Veronica Tompkins", with a long, sweeping horizontal line extending to the right.

Veronica Tompkins, Acting Secretary  
Ocean County Planning Board